

IN RE: PETITION FOR SPECIAL HEARING
W/S Teresa Marie Court, 360' S
of Church Road
(10 Teresa Marie Court)
6th Election District
3rd Councilmanic District

John M. Fisher, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-13-SPH
*

* * * * *

AMENDED ORDER

WHEREAS, this matter came before the Zoning Commissioner as a Petition for Special Hearing filed by the owners of the subject property, John M. and Janice M. Fisher, seeking approval of a non-density parcel containing 1.137 acres in an R.C. 4 zone.

The relief requested was granted by Order issued August 18, 1995, in accordance with the site plans submitted into evidence as Petitioner's Exhibits 1 and 2.

Subsequent to the issuance of said Opinion, this Office discovered an error in the description of the property which is the subject of this request, and determined that an amended Order is warranted to clarify the matter.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of August, 1995 that the Order issued August 18, 1995 in the above-captioned matter, be and the same is hereby AMENDED to clarify the facts as follows:

It is undisputed that the subject property is part of a larger tract containing 8.836 acres, more or less, split zoned R.C. 2 and R.C. 4. The zoning line traverses the middle of this property, resulting in 6.810 acres zoned R.C.4 and 2.026 acres zoned R.C.2. Presently, the entire tract

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

is divided into four parcels, one of which contains the existing improvements known as 10 Teresa Marie Court. The Petitioners wish to subdivide the entire tract to create two lots, Lot 1 of which would consist of 5.673 acres, more or less, and contain the existing improvements, and proposed Lot 2 would consist of 3.163 acres, more or less, zoned R.C. 2. Testimony indicated that the Petitioners have contracted to sell proposed Lot 1 and intend to develop proposed Lot 2 with a new single family dwelling for themselves in accordance with Petitioner's Exhibit 2. Due to the unusual configuration of the entire tract and its split zoning, the proposed subdivision will create a non-density parcel in the R.C. 4 zoned portion of proposed Lot 2. Therefore, the relief requested within the Petition for Special Hearing is necessary in order to proceed as proposed.

As was previously stated, the relief requested is within the spirit and intent of the zoning regulations and will not result in any adverse effect upon the surrounding locale. It has been established that the Petitioner will continue to utilize this 1.137-acre, non-density parcel in the same manner as in the past. Furthermore, the granting of this special hearing will insure that there is no further density attributable to this tract and that this non-density parcel cannot be used to support future development in any manner.

IT IS FURTHER ORDERED that, pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the terms and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order. A

Tom E. Smith

[illegible]

IN RE: PETITION FOR SPECIAL HEARING	* BEFORE THE
W/S Teresa Marie Court, 360' S	
of Church Road	* ZONING COMMISSIONER
(10 Teresa Marie Court)	
6th Election District	* OF BALTIMORE COUNTY
3rd Councilmanic District	
	* Case No. 96-13-SPH
John M. Fisher, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for that property known as 10 Teresa Marie Court, located in the vicinity of Gunpowder Road and the Prettyboy Reservoir in Millers. The Petition was filed by the owners of the property, John M. and Janice M. Fisher. The Petitioners seek approval of a non-density parcel of 1.137 acres in an R.C. 4 zone. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were John and Janice Fisher, property owners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property is part of a larger tract containing 8.836 acres, more or less, split zoned R.C. 2 and R.C. 4. This tract is also known as Lot 8 of Ramblewood, an approved subdivision containing 20 building lots, which was established in 1976. The zoning line traverses the middle of this property, resulting in 6.810 acres zoned R.C.4 and 2.026 acres zoned R.C.2. Presently, the entire tract is divided into four parcels, two in each zone. In the R.C. 4 zoned portion of the tract, one parcel contains 4.191 acres and is improved with a one-story brick dwelling which is the Petitioners' residence. The second parcel is comprised of 1.137 acres which is the subject of this request.

ORDER RECEIVED FOR FILING

Date 8/18/95

By [Signature]

MICROFILMED

On the north side, or R.C.2 zoned portion of the tract, one parcel contains 1.482 acres, and the other contains 2.026 acres.

The Petitioners wish to subdivide the entire tract to create two lots, Lot 1 of which would consist of 6.810 acres, more or less, and contain the existing improvements, and proposed Lot 2 would consist of 2.026 acres, more or less, zoned R.C. 2, and is proposed for development with a single family dwelling in accordance with Petitioner's Exhibit 2. In order to proceed as proposed, the Petitioners request approval of a non-density parcel located within proposed Lot 1, containing 1.137 acres, more or less. It should be noted that the Petitioners' property is significantly larger than other tracts within Ramblewood. Most of the other parcels range in size from slightly over 1.00 acre to 3.00 or 3.50 acres. Thus, proposed Lot 2 will be consistent with existing lots in the community. Furthermore, vehicular access to both lots will be via an existing gravel driveway off of Teresa Marie Court. It should also be noted that the proposed subdivision will not result in the utilization of more density than is permitted.

Based on the testimony and evidence presented, all of which was uncontradicted, the Petition for Special Hearing should be granted. The relief requested is within the spirit and intent of the zoning regulations and will not result in any adverse effect upon the surrounding locale. The Petitioner indicated that the 1.137-acre, non-density parcel, will continue to be used in the same manner as it has in the past. Moreover, the granting of this Petition will insure that there is no density attributable to that tract and cannot be used to support future development in any manner.

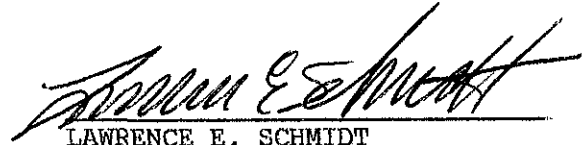
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested within the Petition for Special Hearing should be granted.

ORDER RECEIVED FOR FILING

Date 8/18/95
By [Signature]

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of August, 1995 that the Petition for Special Hearing to approve a non-density parcel of 1.137 acres in an R.C. 4 zone, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED.

LES:bjs



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

August 18, 1995

(410) 887-4386

Mr. & Mrs. John M. Fisher
10 Teresa Marie Court
Millers, Maryland 21107

RE: PETITION FOR SPECIAL HEARING
W/S Teresa Marie Court, 360' S of Church Road
(10 Teresa Marie Court)
6th Election District - 3rd Councilmanic District
John M. Fisher, et ux - Petitioners
Case No. 96-13-SPH

Dear Mr. & Mrs. Fisher:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

10 TERESA MARIE CT. - MILLERS MD 21107

which is presently zoned RC2-RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A NON DENSITY PARCEL (1.143 ACRES)
WITH IN THE RC4 ZONE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

JOHN M. FISHER

(Type or Print Name)

Signature

JANICE M. FISHER

(Type or Print Name)

Signature

10 TERESA MARIE CT. 21107 (H) 628-6272 (W) 282-3831

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date

Next Two Months

ALL

OTHER

REVIEWED BY:

JRA/mjl

DATE

7/11/95

NOT RECORDED

CRUSH RECEIVED FOR FILING
Date 8/18/95
By [Signature]



ZONING DESCRIPTION FOR #10 Teresa Marie Court, Millers Maryland 21107
beginning at a point at Teresa Marie Court proceed for new lines of
division the following courses and distances:

1. South $70^{\circ} 23' 00''$ west for 305.24 feet
2. South $50^{\circ} 05' 10''$ west for 304.88 feet
3. South $71^{\circ} 36' 47''$ west for 301.76 feet
4. North $00^{\circ} 41' 47''$ west for 301.77 feet
5. North $81^{\circ} 07' 31''$ east for 819.57 feet
6. Curve to the right having a radius of 925' and an arc of 16.11 feet
7. South $10^{\circ} 33' 13''$ east for 16 feet to the place of beginning

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11

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-13-SPL

District 6th

Date of Posting 7/21/95

Posted for: Special Hearing

Petitioner: John & Janice Fisher

Location of property: 10 Teresa Maria Ct, w/s

Location of Signs: Facing road & property being zoned

Remarks:

Posted by M. Kelly
Signature

Date of return: 7/28/95

Number of Signs: 1



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118 Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: 90-18-SRM

10 Teresa Marie Court
W/O Teresa Marie Court
360 E. of Church Road
6th Election District
3rd Councilmanic
Legal Owner(s):
John M. Fisher and
Janice M. Fisher
Hearing: Friday
August 11, 1995 at 9:00
a.m. in Rm. 106, County Of-
fice Building.

Special Hearing to approve
a non density parcel (1.143
acres) within the R.O. 4 zone.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Hand-
capped Accessible for special ac-
commodations. Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.
7/199 July 20.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

July 21, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 20, 1995.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

NO.

0774

003634

DATE 7/12/95 ACCOUNT 01-615

Item: 12

Taken By: WFK

AMOUNT \$ 85.00

RECEIVED FROM: William Soutar - 7840 Wendover Ave

010- Admin Var. - \$50.00
080- 1 sign - \$35.00

FOR: Total - \$85.00

03A03#0274MTCHRC \$85.10
BA C009:22AM07-12-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.


ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Case No.: _____ Item No.: 11

Petitioner: JOHN M. FISHER

LOCATION: 10 TERESA MARIE CT - MILLERS MD. 21107

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JOHN M. FISHER

ADDRESS: 10 TERESA MARIE CT.
MILLERS MD. 21107

PHONE NUMBER: 628-6272 (H)
282-3831 (W)

AJ:ggs
(Revised 3/29/93)

TO: PUTUXENT PUBLISHING COMPANY
July 20, 1995 Issue - Jeffersonian

Please forward billing to:

John M. Fisher
10 Teresa Marie Court
Millers, MD 21107
628-6272

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-13-SPH (Item 11)

10 Teresa Marie Court

W/S Teresa Marie Court, .360' S of Church Road

6th Election District - 3rd Councilmanic

Legal Owner(s): John M. Fisher and Janice M. Fisher

HEARING: FRIDAY, AUGUST 11, 1995 at 9:00 a.m. in Room 106, County Office Building.

Special Hearing to approve a non density parcel (1.143 acres) within the R.C.-4 zone.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 17, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-13-SPH (Item 11)

10 Teresa Marie Court

W/S Teresa Marie Court, 360' S of Church Road

6th Election District - 3rd Councilmanic

Legal Owner(s): John M. Fisher and Janice M. Fisher

HEARING: FRIDAY, AUGUST 11, 1995 at 9:00 a.m. in Room 106, County Office Building.

Special Hearing to approve a non density parcel (1.143 acres) within the R.C.-4 zone.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon

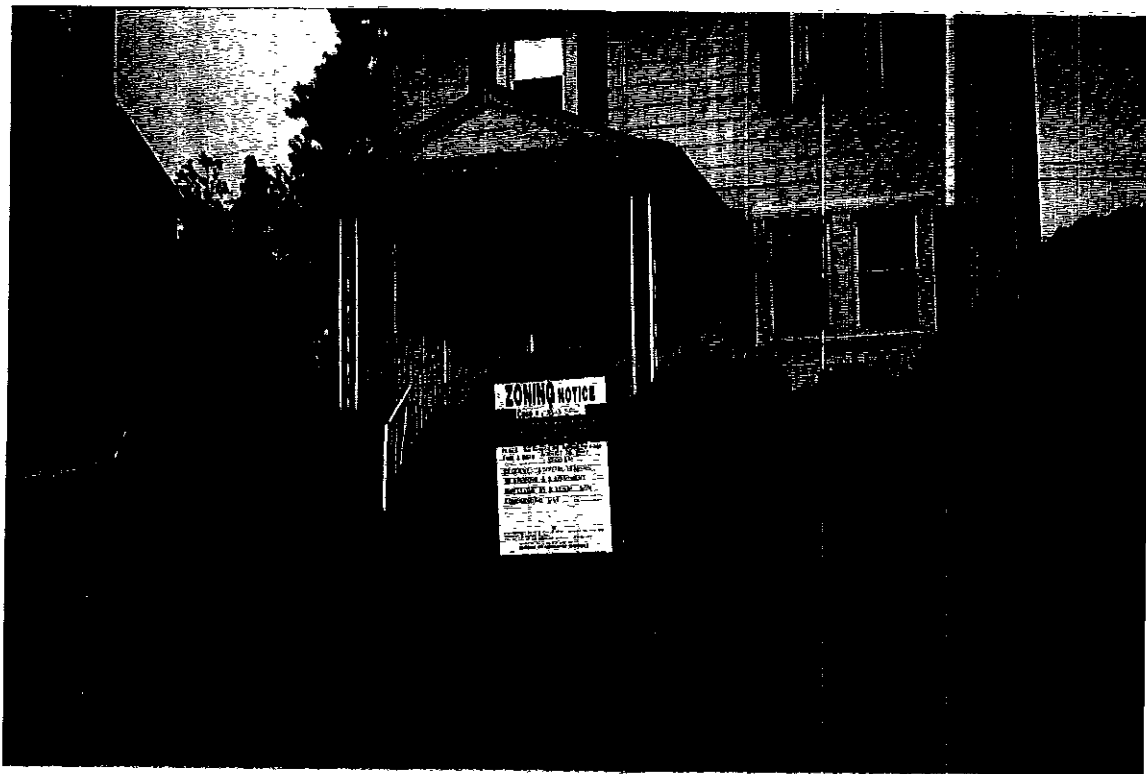
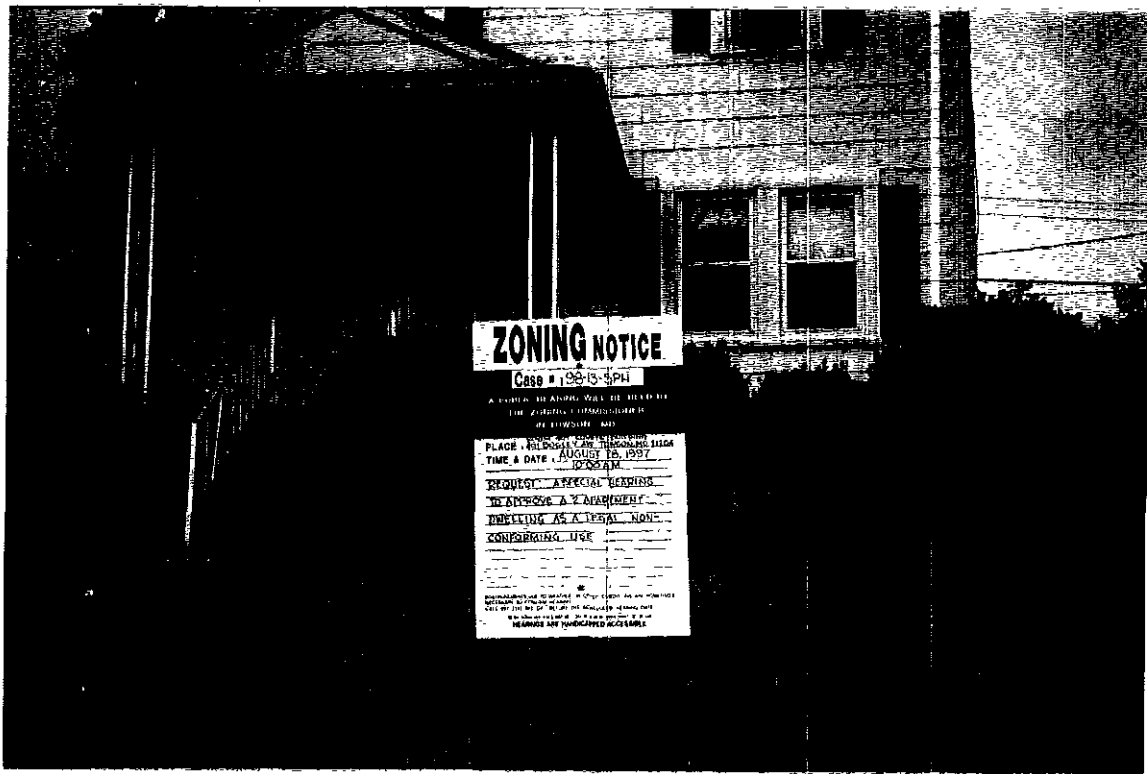
Director

Department of Permits and Development Management

cc: John and Janice Fisher

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE, ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





ZONING NOTICE

Case # 198-13-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE, 401 BOGLEY AVE. TOWSON, MD. 21204
TIME & DATE, AUGUST 28, 1997
10:00 AM

REQUEST A SPECIAL HEARING
TO APPROVE A 2 APARTMENT
DWELLING AS A LEGAL NON-
CONFORMING USE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFORM HEARING.
CALL 867-1301 THE DAY BEFORE THE SCHEDULED HEARING DAY.

14 DAY NOTICE FOR PUBLIC HEARING BY TOWSON ZONING COMMISSION
HEARINGS ARE HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 95-13-SPH

Petitioner/Developer: _____

MRS. PAULINE WILLIAMS

Date of Hearing/Closing: AUG. 28, 1997

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

5532 ASHBOROUGH ROAD
BALTIMORE, MD. 21227

The sign(s) were posted on AUG. 13, 1997
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204

887-3610

August 4, 1995

Mr. and Mrs. John M. Fisher
10 Teresa Marie Court
Millers, Maryland 21107

RE: Item No.: 11
Case No.: 96-13-SPH
Petitioner: J. M. Fisher, et ux

Dear Mr. and Mrs. Fisher:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 11, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor


WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 1, 1995

FROM: Pat Keller, Director 
Office of Planning and Zoning

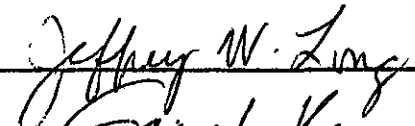
SUBJECT: Petitions from Zoning Advisory Committee


The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 494, 9, 10, 11, 12 and 13.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:



Division Chief: 

PK/JL

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ITEM494/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: July 31, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for July 31, 1995
Items 009, 011, 012, 013 and 016

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

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Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/17/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JULY 24, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 09, 10, 11, 12, 13, 14 & 16.

Michael...

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Maryland Department of Transportation
State Highway Administration

Secretary
Hal Kassoff
Administrator

7-17-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 011 (JRA/MJ)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for
Bob Small

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

RE: PETITION FOR SPECIAL HEARING
10 Teresa Marie Court, W/S Teresa Marie
Court, 360' S of Church Road
6th Election District, 3rd Councilmanic

John M. and Janice M. Fisher
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-13-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of August, 1995, a copy of the foregoing Entry of Appearance was mailed to John M. and Janice M. Fisher, 10 Teresa Marie Court, Millers, MD 21107, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

...KOFILMED

Waiver Hearings - 3rd Friday of the Month
Room 106 County Office Building

Waivers filed between December 1, 1994 and January 3, 1995 will be heard on January 20, 1995.

Waivers filed between January 4, 1995 and January 30, 1995 will be heard on February 17, 1995.

Waivers filed between February 1, 1995 and February 28, 1995 will be heard on March 17, 1995

Waivers filed between March 1, 1995 and April 3, 1995 will be heard on April 21, 1995.

Waivers filed between April 3, 1995 and May 1, 1995 will be heard on May 19, 1995.

Waivers filed between May 2, 1995 and May 31, 1995 will be heard on June 16, 1995.

Waivers filed between June 1, 1995 and June 30, 1995 will be heard on July 21, 1995

Waivers filed between July 3, 1995 and July 31, 1995 will be heard on August 18, 1995.

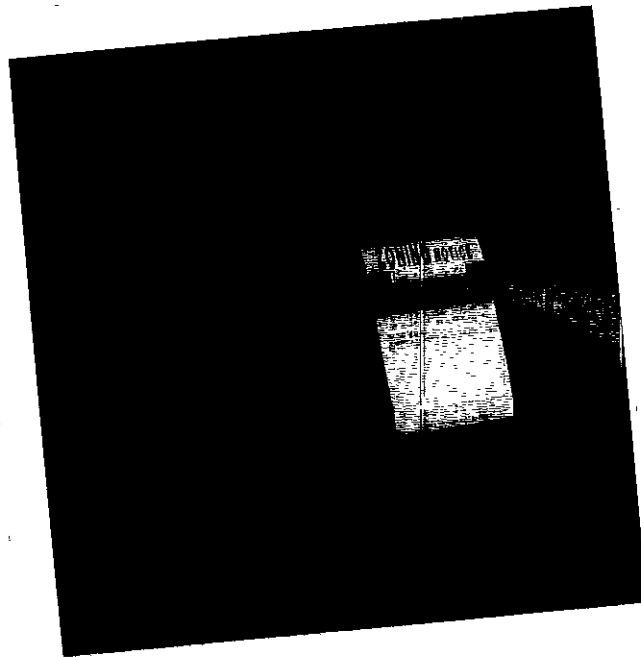
Waivers filed between August 3, 1995 and August 31, 1995 will be heard on September 15, 1995.

Waivers filed between September 1, 1995 and September 29, 1995 will be heard on October 31, 1995.

Waivers filed between October 3, 1995 and October 31, 1995 will be heard on November 17, 1995.

Waivers filed between November 3, 1995 and November 30, 1995 will be heard on December 15, 1995.

Waivers filed between December 1, 1995 and December 31, 1995 will be heard on January 19, 1996.



96-43

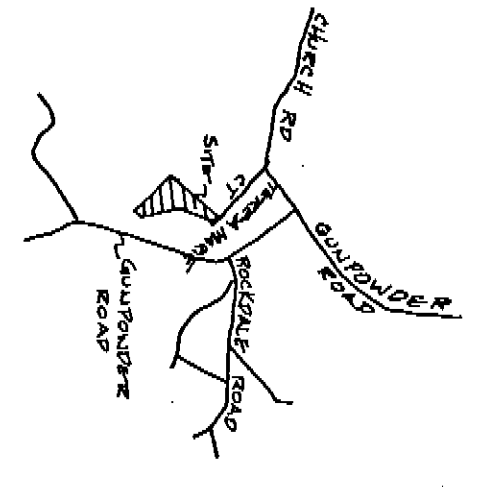
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1973 COMMISSIONED BY BALTIMORE COUNTY
ADOPTED BY THE BALTIMORE COUNTY COUNCIL
ON MAY 1973
BY RESOLUTION 82-20
CHIEF PLANNING OFFICER
BALTIMORE COUNTY COUNCIL

DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION
SOUTHWEST
OF ROCKDALE

SHEET
NW
34-1



LOCATION MAP
1" = 2000'

GENERAL NOTES

1. Gross area = 8.333 acres +/-.
2. Existing and proposed zoning: RC-2/RC-4 (Map NW 341)
3. A. Lots allowed: RC-2 = 3.508 acres +/- 2 lots
B. and RC-4 = 5.328 acres +/- 0 lots
4. Owners: JOSEPH B. PARRIS and JAMES M. FISHER
110 Teresa Marie Court
Phila., MD 21017
5. Tax ID: 170001488-7314
6. Plat reference: Rambledwood, Lot 8, P.B. 40 Pg. 66
7. Plat reference: Liber 5597 Folio 530
8. Tax Map 10, Block 8, Parcel 10
9. Regional Planning District 3018
10. 5th School District
11. This property is shown on the plan has been held intact since October 7, 1976. The developer's surveyor has confirmed that no part of the gross area of this property has been subdivided, recorded or otherwise utilized, recorded or represented as density or area to support any site dwellings.
12. Shown hereon is based on field run surveys
13. No underground storage tanks exist on this site.
14. No buildings shown and proposed are single family.
15. Property unless otherwise shown exist within 100 ft of the property shall be no clearing, grading, construction or other activity that would result in the Forest Buffer Easement and Forest Conservation Easement.
16. Shown hereon is subject to protective easements shown in the Land Records of Baltimore County and which Purpose of this map is to show the Forest Buffer Easement and Forest Conservation Easement.
17. Purpose of this map is to show the Forest Buffer Easement and Forest Conservation Easement.
18. sufficient lot in RC-2 and a 1.137 Ac. non-density parcel within the RC-4.

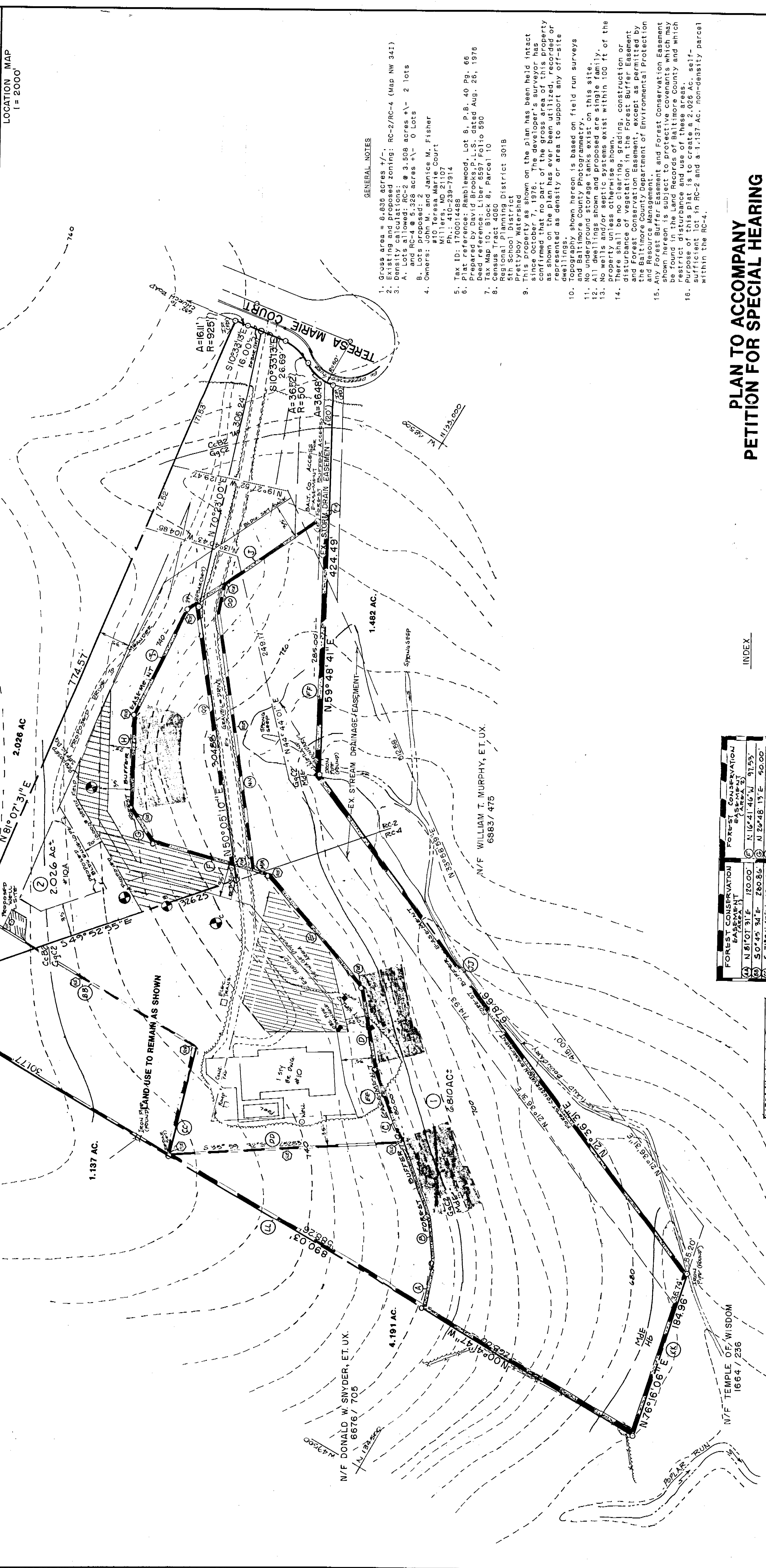
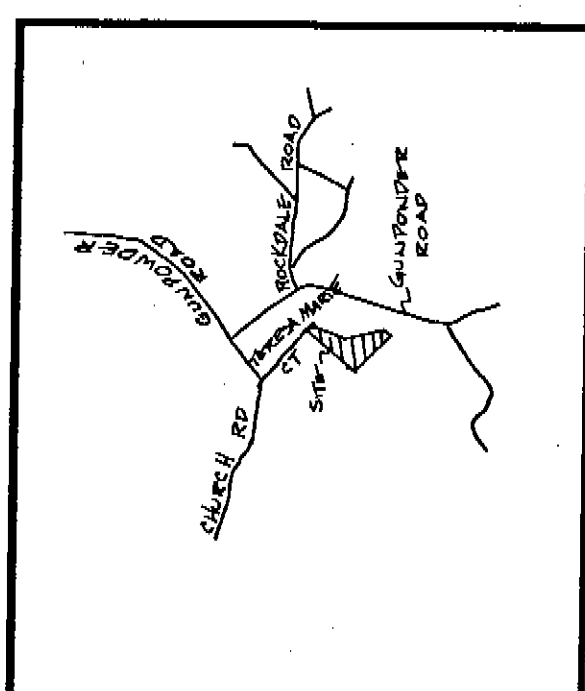
PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING

FISHER PROPERTY #10 TERESA MARIE COURT 6TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'
DEED REF: 6697 / 590
COUNCILMANIC DISTRICT 3
MINOR SUBDIVISION REF. NO.

INDEX	
	SLOPES > 25%
	FOREST BUFFER EASEMENT
	WETLAND BOUNDARY
	TREE LINE
	FOREST CONSERVATION EASEMENT
	FOREST CONSERVATION SIGN

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- GENERAL NOTES
1. Gross area = 8.836 acres +/-
 2. Density calculations: 1. 8.836 acres / 2 lots = 4.418 acres per lot
 3. A. and RC-4 at 5.328 acres +/- 10 lots
 4. Owners: 2. James M. Fisher, 410 Teresa Marie Court, Millers, MD 21107
 5. Tax ID: 1700014683-7914
 6. Plat reference: Ramblewood, Lot 8, P.B. 40 Pg. 66
 7. Prepared by David Brooks P.L.L.C. dated Aug. 28, 1978
 8. Tax Map 10, Block 8, Parcel 10
 9. Census Tract 4060 District 3015
 10. Prettyboy Watershed
 11. The property shown on the plan has been held intact since October 7, 1971
 12. All dwellings shown and proposed are single family.
 13. No wells and/or septic systems exist within 100 ft of the property.
 14. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
 15. Any Forest Buffer Easement and Forest Conservation Easement shown on this plan shall be recorded in the Land Records of Baltimore County and which be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.
 16. Sufficient lot in RC-2 and a 1.187 AC. non-density parcel within the RC-4.

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING

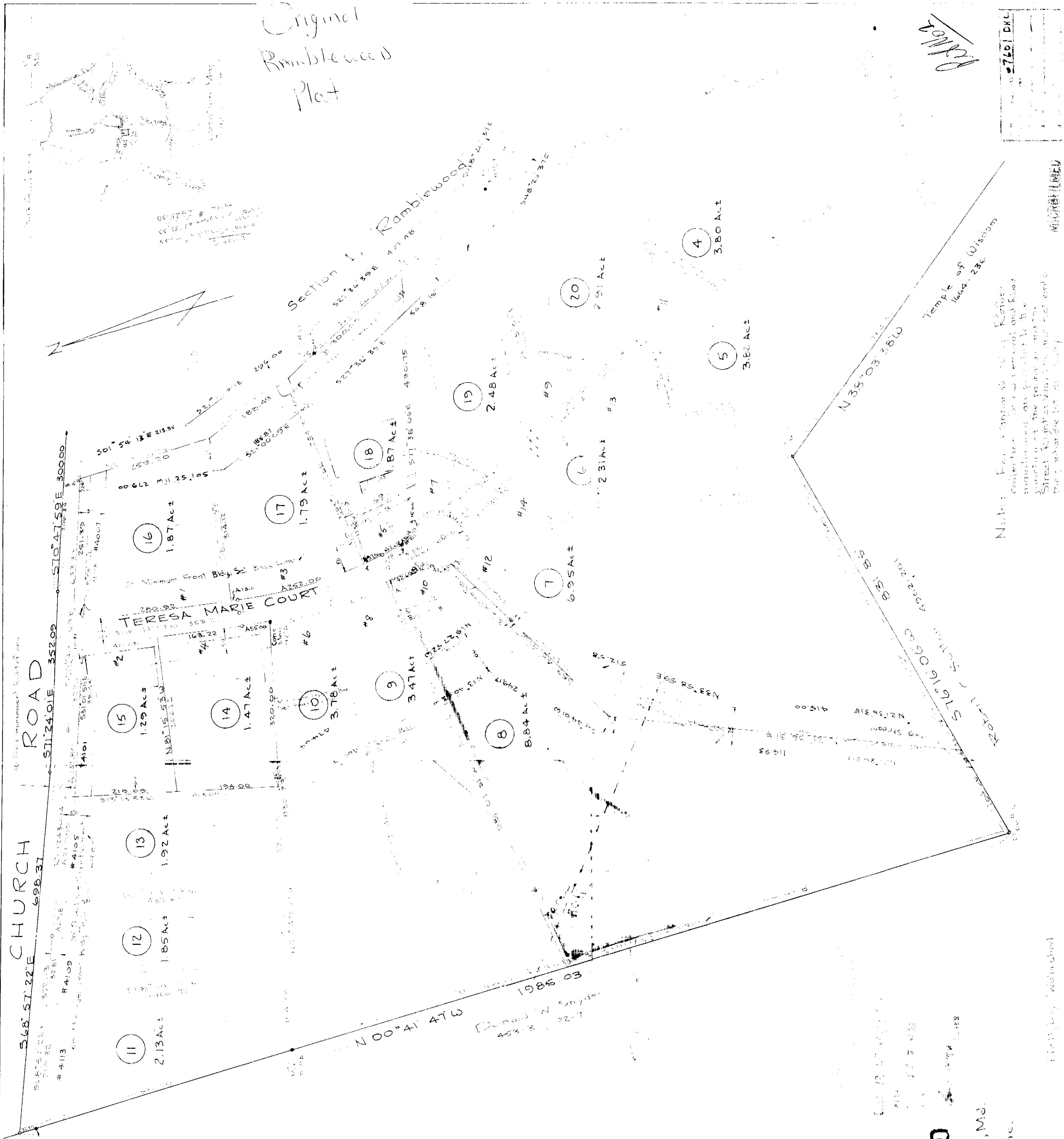
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5. S 71° 36' 41" N 125.00'	6. N 59° 18' 13" E 100.00'
7. S 75° 33' 32" E 252.83'	8. N 81° 09' 00" E 128.00'
9. N 17° 18' 13" E 80.00'	10. S 10° 03' 48" E 15.00'
11. N 17° 18' 13" E 160.00'	12. S 50° 05' 10" N 290.31'
13. N 17° 18' 13" E 160.00'	14. S 50° 05' 10" N 290.31'
15. N 50° 05' 10" E 280.00'	16. S 50° 05' 10" N 290.31'
17. N 70° 23' 00" E 59.00'	18. S 10° 03' 48" E 15.00'
19. S 10° 03' 48" E 15.00'	20. S 59° 48' 13" N 285.00'
21. S 21° 36' 31" N 618.66'	22. S 10° 03' 48" E 175.61'
23. N 0° 41' 41" N 185.76'	24. N 0° 41' 41" N 185.76'
TOTAL AREA = 2.664 AC.	

FOREST BUFFER EASEMENT
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Original
Ramblewood
Plot

FINAL PLAT
RAMBLEWOOD
SECTION TWO
6th Election District, Baltimore Co., Md.
A Development by
ARTWOOD BUILDERS, INC.

Approved: _____
Revised: _____
Signed: _____
Title: _____

1. David Brooks, Esq., is the owner of the land shown on the plat. The land shown on the plat was purchased by him from the State of Maryland in 1955. The land shown on the plat was purchased by him from the State of Maryland in 1955. The land shown on the plat was purchased by him from the State of Maryland in 1955.

2. The land shown on the plat was purchased by him from the State of Maryland in 1955. The land shown on the plat was purchased by him from the State of Maryland in 1955. The land shown on the plat was purchased by him from the State of Maryland in 1955.

3. The land shown on the plat was purchased by him from the State of Maryland in 1955. The land shown on the plat was purchased by him from the State of Maryland in 1955. The land shown on the plat was purchased by him from the State of Maryland in 1955.

DAVID BROOKS
Land Surveyor
P/O. Since 1951, Tylenol
Maryland, 21342

Notes: For a list of the names of the owners of the land shown on the plat, see the plat. The land shown on the plat was purchased by him from the State of Maryland in 1955.

Revised: 22 Sept 1976

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1973 COMMISSIONED BY BALTIMORE COUNTY
ADOPTED BY THE BALTIMORE COUNTY COUNCIL
ON MAY 1973
BY RESOLUTION 82-20
CHIEF PLANNING OFFICER
BALTIMORE COUNTY COUNCIL

DATE
OF
PHOTOGRAPHY
JANUARY
1986

SOUTHWEST
OF ROCKDALE

NW
34-1

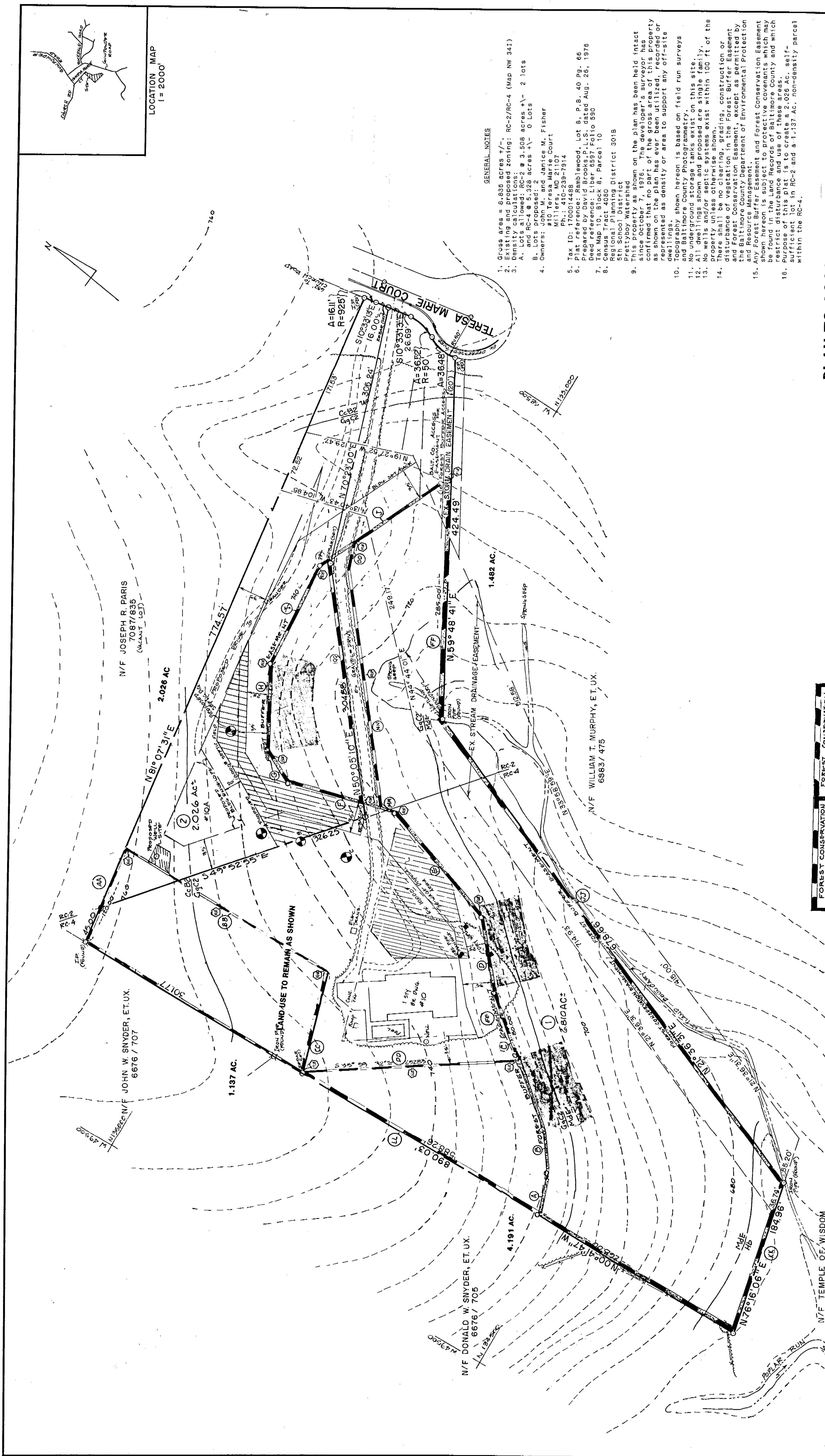
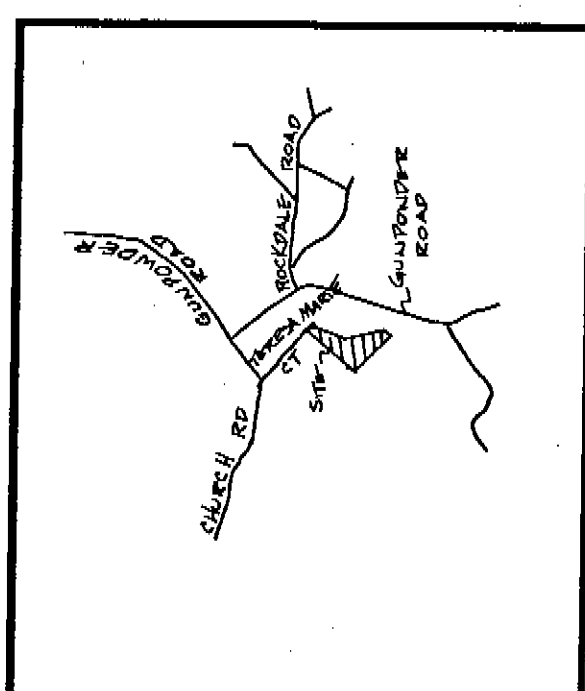
SCALE
1" = 250'

LOCATION

SHEET

AREAS
ZONING METHODS
1210





- GENERAL NOTES
1. Gross area = 8.836 acres +/-
 2. Density calculations: 1.0 acre = 1.0 acre (Map NW 341)
 3. A. and RC-4 = 5.328 acres +/- 10 Lots
 4. Owners: 2.10 Acres M. Fisher, 410 Teresa Marie Court, Millers, MD 21107
 5. Tax ID: 1700014683-7914
 6. Plat Reference: Ramblewood, Lot 8, P.B. 40 Pg. 66
 7. Prepared by David Brooks P.L.L.C. dated Aug. 28, 1978
 8. Tax Map 10, Block 8, Parcel 10
 9. Census Tract 4060 District 3015
 10. Prettyboy Watershed
 11. The property shown on the plan has been held intact since October 7, 1971
 12. All dwellings shown and proposed are single family.
 13. No wells and/or septic systems exist within 100 ft of the property.
 14. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement.
 15. The Forest Conservation Easement, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
 16. Forest Buffer Easement and Forest Conservation Easement shown on the plan are in accordance with the regulations be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.
 17. Sufficient lot in RC-2 and a 1.127 AC. non-density parcel within the RC-4.

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING

FISHER PROPERTY
#10 TERESA MARIE COURT
6TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' NOVEMBER 1994
DEED REF: 6597/590
COUNCILMANIC DISTRICT 3
MINOR SUBDIVISION REF. NO.

INDEX

FOREST CONSERVATION EASEMENT	SLOPES > 25%
FOREST BUFFER EASEMENT	WETLAND BOUNDARY
TREE LINE	FOREST CONSERVATION EASEMENT
FOREST CONSERVATION EASEMENT	FOREST CONSERVATION EASEMENT

FOREST CONSERVATION EASEMENT	FOREST CONSERVATION EASEMENT
1. N 81° 01' 31" E 120.00'	2. N 16° 41' 46" N 31.53'
3. S 10° 45' 34" E 260.86'	4. N 59° 48' 13" E 50.00'
5. S 71° 36' 41" N 125.00'	6. N 59° 18' 13" E 100.00'
7. S 75° 33' 32" E 252.83'	8. N 81° 09' 00" E 128.00'
9. N 17° 18' 13" E 80.00'	10. S 10° 03' 48" E 15.00'
11. N 17° 18' 13" E 160.00'	12. S 50° 05' 10" N 290.31'
13. N 17° 18' 13" E 160.00'	14. S 50° 05' 10" N 290.31'
15. N 50° 05' 10" E 280.00'	16. N 10° 23' 00" E 59.00'
17. S 10° 03' 48" E 15.00'	18. S 59° 48' 13" E 135.96'
19. S 21° 36' 31" N 285.00'	20. S 10° 03' 48" E 175.61'
21. N 0° 41' 41" N 185.76'	22. N 0° 41' 41" N 185.76'
TOTAL AREA = 2.664 AC.	

FOREST BUFFER EASEMENT
1. N 17° 18' 13" E 80.00'
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IN RE: PETITION FOR SPECIAL HEARING
W/S Teresa Marie Court, 360' S
of Church Road
(10 Teresa Marie Court)
6th Election District
3rd Councilmanic District
John M. Fisher, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-13-SPH

AMENDED ORDER

WHEREAS, this matter came before the Zoning Commissioner as a Petition for Special Hearing filed by the owners of the subject property, John M. and Janice M. Fisher, seeking approval of a non-density parcel containing 1.137 acres in an R.C. 4 zone.

The relief requested was granted by Order issued August 18, 1995, in accordance with the site plans submitted into evidence as Petitioner's Exhibits 1 and 2.

Subsequent to the issuance of said Opinion, this Office discovered an error in the description of the property which is the subject of this request, and determined that an amended Order is warranted to clarify the matter.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of August, 1995 that the Order issued August 18, 1995 in the above-captioned matter, be and the same is hereby AMENDED to clarify the facts as follows:

It is undisputed that the subject property is part of a larger tract containing 8.836 acres, more or less, split zoned R.C. 2 and R.C. 4. The zoning line traverses the middle of this property, resulting in 6.810 acres zoned R.C.4 and 2.026 acres zoned R.C.2. Presently, the entire tract

is divided into four parcels, one of which contains the existing improvements known as 10 Teresa Marie Court. The Petitioners wish to subdivide the entire tract to create two lots, Lot 1 of which would consist of 5.673 acres, more or less, and contain the existing improvements, and proposed Lot 2 would consist of 3.163 acres, more or less, zoned R.C. 2. Testimony indicated that the Petitioners have contracted to sell proposed Lot 1 and intend to develop proposed Lot 2 with a new single family dwelling for themselves in accordance with Petitioner's Exhibit 2. Due to the unusual configuration of the entire tract and its split zoning, the proposed subdivision will create a non-density parcel in the R.C. 4 zoned portion of proposed Lot 2. Therefore, the relief requested within the Petition for Special Hearing is necessary in order to proceed as proposed.

As was previously stated, the relief requested is within the spirit and intent of the zoning regulations and will not result in any adverse effect upon the surrounding locale. It has been established that the Petitioner will continue to utilize this 1.137-acre, non-density parcel in the same manner as in the past. Furthermore, the granting of this special hearing will insure that there is no further density attributable to this tract and that this non-density parcel cannot be used to support future development in any manner.

IT IS FURTHER ORDERED that, pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the terms and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order. A

copy of the recorded deed shall be forwarded to the Permits and Development Management (PDM) office for inclusion in the case file.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. John M. Fisher
10 Teresa Marie Court, Millers, Md. 21107

People's Counsel; Case File

IN RE: PETITION FOR SPECIAL HEARING
W/S Teresa Marie Court, 360' S
of Church Road
(10 Teresa Marie Court)
6th Election District
3rd Councilmanic District
John M. Fisher, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-13-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for that property known as 10 Teresa Marie Court, located in the vicinity of Gunpowder Road and the Prettyboy Reservoir in Millers. The Petition was filed by the owners of the property, John M. and Janice M. Fisher. The Petitioners seek approval of a non-density parcel of 1.137 acres in an R.C. 4 zone. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were John and Janice Fisher, property owners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property is part of a larger tract containing 8.836 acres, more or less, split zoned R.C. 2 and R.C. 4. This tract is also known as Lot 8 of Ramblewood, an approved subdivision containing 20 building lots, which was established in 1976. The zoning line traverses the middle of this property, resulting in 6.810 acres zoned R.C.4 and 2.026 acres zoned R.C.2. Presently, the entire tract is divided into four parcels, two in each zone. In the R.C. 4 zoned portion of the tract, one parcel contains 4.191 acres and is improved with a one-story brick dwelling which is the Petitioners' residence. The second parcel is comprised of 1.137 acres which is the subject of this request.

On the north side, or R.C.2 zoned portion of the tract, one parcel contains 1.492 acres, and the other contains 2.026 acres.

The Petitioners wish to subdivide the entire tract to create two lots, Lot 1 of which would consist of 6.810 acres, more or less, and contain the existing improvements, and proposed Lot 2 would consist of 2.026 acres, more or less, zoned R.C. 2, and is proposed for development with a single family dwelling in accordance with Petitioner's Exhibit 2. In order to proceed as proposed, the Petitioners request approval of a non-density parcel located within proposed Lot 1, containing 1.137 acres, more or less. It should be noted that the Petitioners' property is significantly larger than other tracts within Ramblewood. Most of the other parcels range in size from slightly over 1.00 acre to 3.00 or 3.50 acres. Thus, proposed Lot 2 will be consistent with existing lots in the community. Furthermore, vehicular access to both lots will be via an existing gravel driveway off of Teresa Marie Court. It should also be noted that the proposed subdivision will not result in the utilization of more density than is permitted.

Based on the testimony and evidence presented, all of which was uncontradicted, the Petition for Special Hearing should be granted. The relief requested is within the spirit and intent of the zoning regulations and will not result in any adverse effect upon the surrounding locale. The Petitioner indicated that the 1.137-acre, non-density parcel, will continue to be used in the same manner as it has in the past. Moreover, the granting of this Petition will insure that there is no density attributable to that tract and cannot be used to support future development in any manner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested within the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of August, 1995 that the Petition for Special Hearing to approve a non-density parcel of 1.137 acres in an R.C. 4 zone, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED.

LES:bjs

Suite 112 Courthouse
409 Washington Avenue
Towson, MD 21204

August 18, 1995

(410) 857-4386

Mr. & Mrs. John M. Fisher
10 Teresa Marie Court
Millers, Maryland 21107

RE: PETITION FOR SPECIAL HEARING
W/S Teresa Marie Court, 360' S of Church Road
(10 Teresa Marie Court)
6th Election District - 3rd Councilmanic District
John M. Fisher, et ux - Petitioners
Case No. 96-13-SPH

Dear Mr. & Mrs. Fisher:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File

Petition for Special Hearing
to the Zoning Commissioner of Baltimore County

for the property located at 10 TERESA MARIE CT. MILLERS MD
which is presently zoned RC2-RC4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned legal owner(s) of the property, located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A NON DENSITY PARCEL (1.143 ACRES)
WITHIN THE RC4 ZONE

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or an agent, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Signature of Petitioner(s) _____
Signature of Zoning Commissioner _____
Date _____
Address and phone number of Petitioner(s) to be contacted _____

Signature of Petitioner(s) _____
Signature of Zoning Commissioner _____
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Address and phone number of Petitioner(s) to be contacted _____

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Signature of Petitioner(s) _____
Signature of Zoning Commissioner _____
Date _____
Address and phone number of Petitioner(s) to be contacted _____

ZONING DESCRIPTION FOR #10 Teresa Marie Court, Millers Maryland 21107
beginning at a point at Teresa Marie Court proceed for new lines of
division the following courses and distances:

1. South 70° 23' 00" west for 305.24 feet
2. South 50° 05' 10" west for 304.88 feet
3. South 71° 36' 47" west for 301.76 feet
4. North 00° 41' 47" west for 301.77 feet
5. North 81° 07' 31" east for 819.57 feet
6. Curve to the right having a radius of 925' and an arc of 16.11 feet
7. South 10° 33' 13" east for 16 feet to the place of beginning

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 7/11/95
Posted for: John M. Fisher
Petitioner: John M. Fisher
Location of property: 10 Teresa Marie Ct., MD
Location of Sign: 10 Teresa Marie Ct., MD
Remarks: Special Hearing
Posted by: Arnold Jablon Date of return: 7/14/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 7/12/95 ACC'D. NO.: 01-615
Item: 12
Taken by: WPK AMOUNT: \$ 85.00
RECEIVED FROM: William Souter - 7840 Wendover Ave
FOR: 010- Admin Var - \$50.00
020- 1 sign - \$35.00
Total - \$85.00
B3A03B3274104RC \$85.00
SA C007122AM07-12-95

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

For newspaper advertising:

Case No.: Item No.: 11
Petitioner: JOHN M. FISHER
LOCATION: 10 TERESA MARIE CT - MILLERS MD. 21107
PLEASE FORWARD ADVERTISING BILL TO:
NAME: JOHN M. FISHER
ADDRESS: 10 TERESA MARIE CT
MILLERS MD. 21107
PHONE NUMBER: 628-6272 (H)
282-2831 (W)

AJiggs
(Revised 3/29/93)

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 21, 1995
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on July 20, 1995

THE JEFFERSONIAN,

A. Henikson
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Case #96-13-SPH (Item 11)
10 Teresa Marie Court, 360' S of Church Road, 6th Election District - 3rd Councilmanic
Legal Owner(s): John M. Fisher and Janice M. Fisher
Hearing Friday, August 11, 1995 at 9:00 a.m. in Room 106, County Office Building.
Special Hearing to approve a non density parcel (1.143 acres) within the R.C.-4 zone.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are handicapped accessible. For special accommodations please call 887-3353.
(2) For information concerning the file and/or hearing, please call 887-3391.
7/19/95 July 20

TO: PUBLISHED PUBLISHING COMPANY
July 20, 1995 Issue - Jeffersonian

Please forward billing to:

John M. Fisher
10 Teresa Marie Court
Millers, MD 21107
628-6272

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-13-SPH (Item 11)
10 Teresa Marie Court
W/S Teresa Marie Court, 360' S of Church Road
6th Election District - 3rd Councilmanic
Legal Owner(s): John M. Fisher and Janice M. Fisher
Hearing: FRIDAY, AUGUST 11, 1995 at 9:00 a.m. in Room 106, County Office Building.
Special Hearing to approve a non density parcel (1.143 acres) within the R.C.-4 zone.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
July 17, 1995
(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-13-SPH (Item 11)
10 Teresa Marie Court
W/S Teresa Marie Court, 360' S of Church Road
6th Election District - 3rd Councilmanic
Legal Owner(s): John M. Fisher and Janice M. Fisher
Hearing: FRIDAY, AUGUST 11, 1995 at 9:00 a.m. in Room 106, County Office Building.
Special Hearing to approve a non density parcel (1.143 acres) within the R.C.-4 zone.

Arnold Jablon
Director
Department of Permits and Development Management
cc: John and Janice Fisher

NOTES: (1) ZONING SIGN AND POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Department of Permits and Licenses
111 West Chesapeake Avenue
Towson, MD 21204
887-3610

August 4, 1995

Mr. and Mrs. John M. Fisher
10 Teresa Marie Court
Millers, Maryland 21107

RE: Item No.: 11
Case No.: 96-13-SPH
Petitioner: J. M. Fisher, et ux

Dear Mr. and Mrs. Fisher:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 11, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/JW
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management
DATE: August 1, 1995
FROM: Pat Keller, Director
Office of Planning and Zoning
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 494, 9, 10, 11, 12 and 13.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Carol L. Kenna

PK/JL

ITEM#94/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 31, 1995
Zoning Administration and Development Management
FROM: Robert W. Bouling, P.E., Chief
Development Plans Review
RE: Zoning Advisory Committee Meeting
for July 31, 1995
Items 009, 011, 012, 013 and 016

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:ew

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-1500

DATE: 07/17/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JULY 24, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed
by this Bureau and the comments below are applicable and required to
be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 09, 10, 11, 12, 13, 14 & 16.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File
Printed on Recycled Paper

Maryland Department of Transportation
State Highway Administration

Secretary
Hal Kassoff
Administrator

7-17-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 011 (JRB/HJ)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to
approval as it does not access a State roadway and is not effected by any State Highway
Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Robert Burns*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
10 Teresa Marie Court, W/S Teresa Marie * ZONING COMMISSIONER
Court, 360' S of Church Road * OF BALTIMORE COUNTY
6th Election District, 3rd Councilmanic *
John M. and Janice M. Fisher * CASE NO. 96-13-SPH
Petitioners *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-
captioned matter. Notice should be sent of any hearing dates or other
proceedings in this matter and of the passage of any preliminary or
final Order.

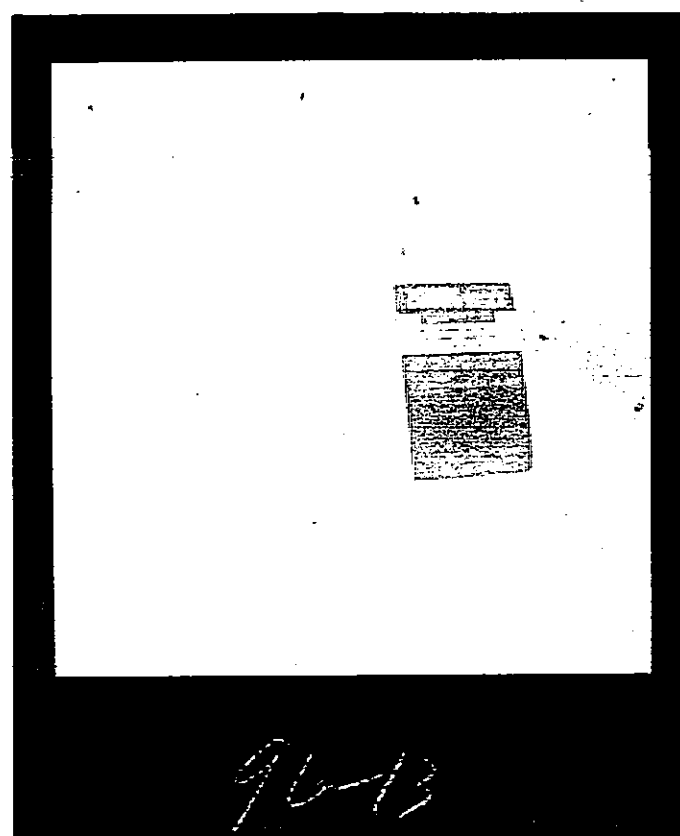
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of August, 1995, a copy
of the foregoing Entry of Appearance was mailed to John M. and Janice
M. Fisher, 10 Teresa Marie Court, Millers, MD 21107, attorney for
Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Density Calculations

Area subdivided by this plat 54.35 Ac±
 Total Area of Subdivision Tract 123.70 Ac±
 Retained as Farm (Parcel A, Sect. 1) 24.50 Ac±
 Road Widening & Streets 5.05 Ac±
 Net Area 24.09 Ac±
 Number of Lots in Subdivision 31
Density 0.33
 Zoning R.D.P.

NOTE:

Densities 10,000 Sq. Ft. Area reserved for Sanitary Sewer Waste Disposal.

Curve Data

No.	Rad.	Δ	L	Ch.	Tan.
1	875.00	18° 57' 30"	282.56	280.24	146.2
2	9000.00	2° 11' 40"	301.84	146.41	50.3
3	925.00		306.11	304.26	54.61

Table of Coordinates

No.	North	East	No.	North	East
11	249.50	4658.47	20	3452.13	3892.30
21A	45.22	3532.82	29	4471.20	6110.02
22A	27.37	4511.34	30	4012.23	5212.28
32A	21.72	3800.66	39	3742.45	6406.22

FINAL PLAT
RAMBLEWOOD
 SECTION TWO

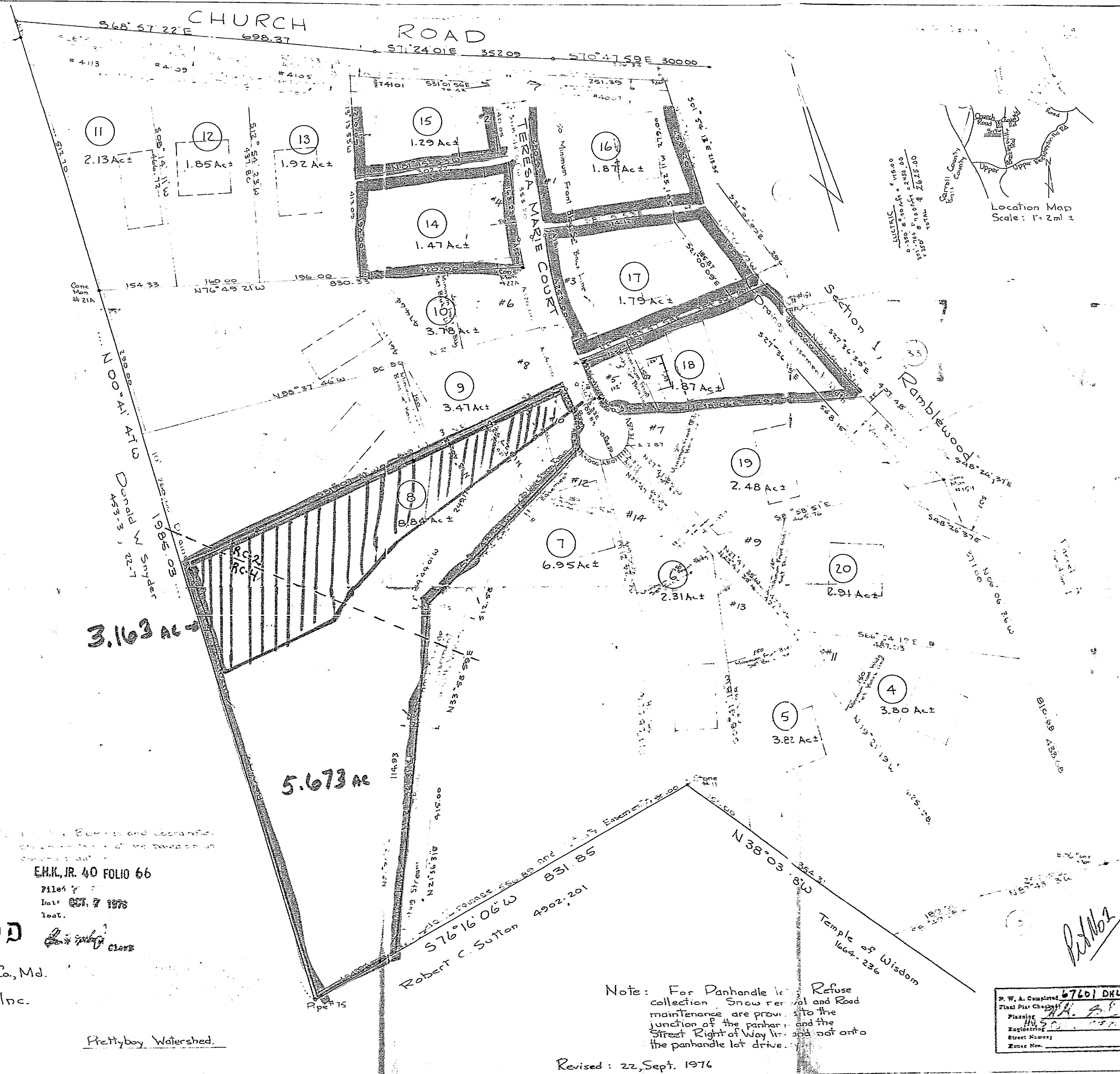
6th Election District, Baltimore Co., Md.

A Development by
ARTWOOD BUILDERS, Inc.

1110 Baldwin Mill Rd.
 Jannettsville, Maryland

EH.K., JR. 40 FOLIO 66
 Filed
 Oct. 7 1976
 1st.

Prettyboy Watershed.



Note: For Panhandle Refuse collection, Snow removal and Road maintenance are provided to the junction of the panhandle and the Street Right of Way line and not onto the panhandle lot drive.

Revised: 22, Sept. 1976

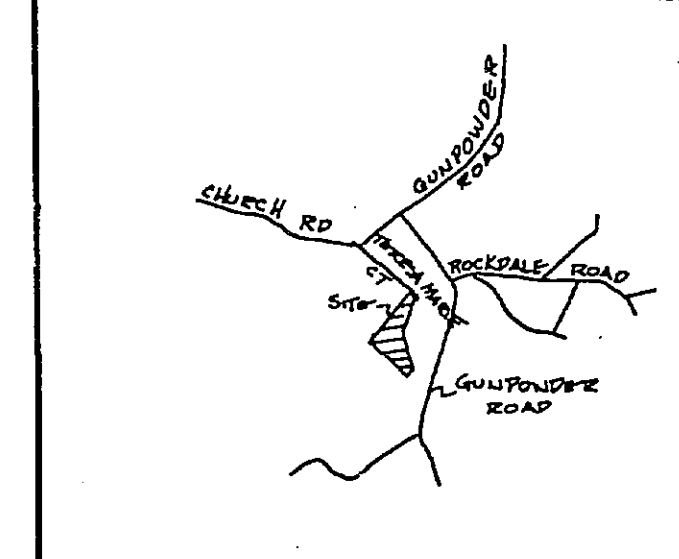
W. A. Campbell, 67601 DNL
 Final Plat Checkoff
 Planning
 Engineering
 Street Naming
 Zoning

DAVID BROOKS

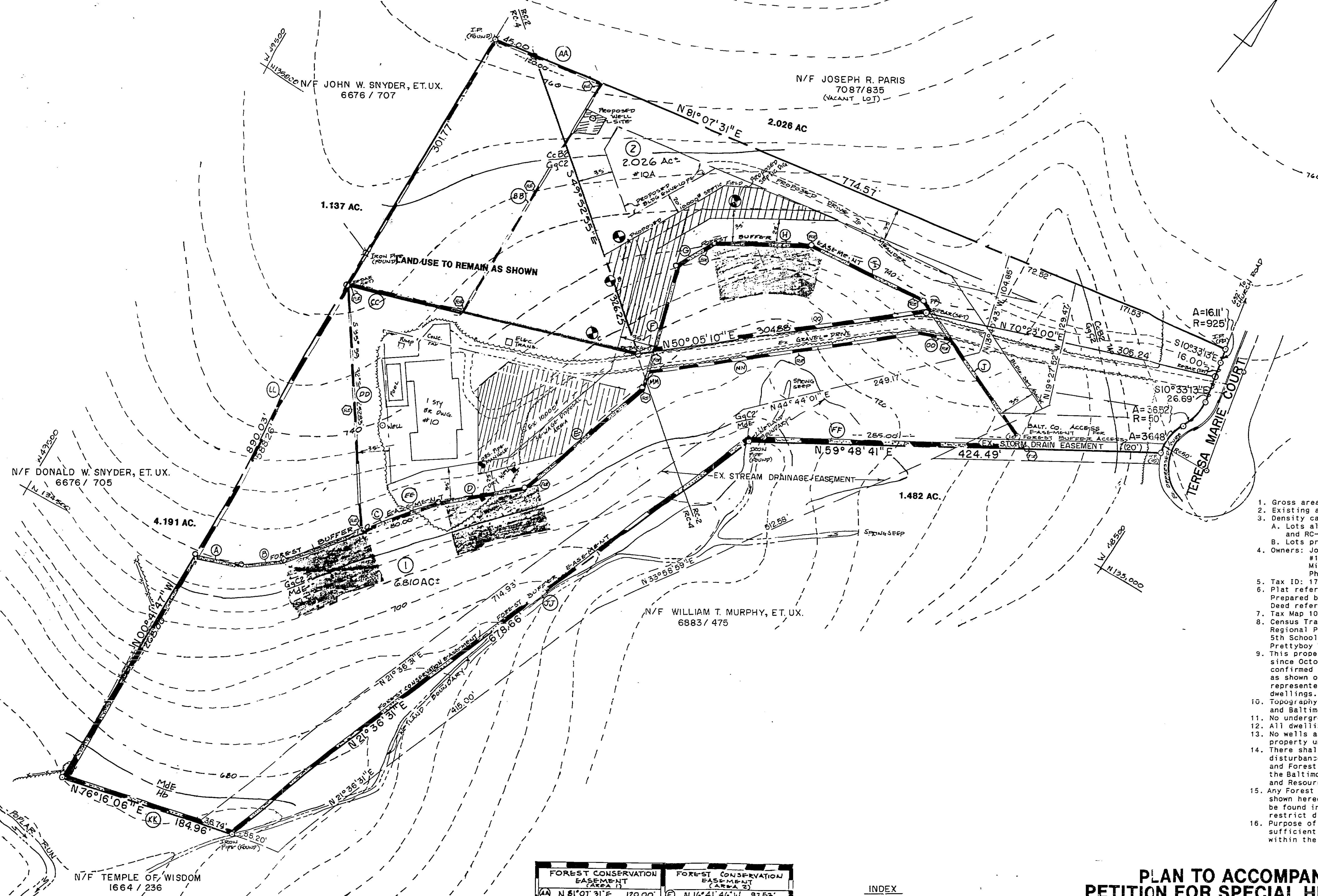
Land Surveyor

Professional Seal

March 21, 1977



LOCATION MAP
1" = 2000'



GENERAL NOTES

1. Gross area = 8.836 acres +/-
2. Existing and proposed zoning: RC-2/RC-4 (Map NW 341)
3. Density calculations:
A. Lots allowed: RC-2 @ 3.508 acres +/- 2 lots
and RC-4 @ 5.328 acres +/- 0 lots
B. Lots proposed: 2
4. Owners: John M. and Janice M. Fisher
#10 Teresa Marie Court
Millers, MD 21107
Ph.: 410-239-7914
5. Tax ID: 1700014488
6. Plat reference: Ranglewood, Lot 8, P.B. 40 Pg. 66
Prepared by David Brooks, P.L.S. dated Aug. 26, 1976
Deed reference: Liber 6597 Folio 590
7. Tax Map 10, Block 8, Parcel 10
8. Census Tract 4060
Regional Planning District 3018
5th School District
Prettyboy Watershed
9. This property as shown on the plan has been held intact since October 7, 1976. The developer's surveyor has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as density or area to support any off-site dwellings.
10. Topography shown hereon is based on field run surveys and Baltimore County Photogrammetry.
11. No underground storage tanks exist on this site.
12. All dwellings shown and proposed are single family.
13. No wells and/or septic systems exist within 100 ft of the property unless otherwise shown.
14. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement and Forest Conservation Easement, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
15. Any Forest Buffer Easement and Forest Conservation Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.
16. Purpose of this plat is to create a 2.026 AC. self-sufficient lot in RC-2 and a 1.137 AC. non-density parcel within the RC-4.

EUGENE S. STUM
PROPERTY LINE SURVEYOR
RR4 BOX 4898A
GLEN ROCK, PA 17327
717-235-2366
410-561-0100

FOREST BUFFER	
1	N 70° 18' 13" E 500.00'
2	N 84° 18' 13" E 500.00'
3	N 39° 18' 13" E 1700.00'
4	N 49° 18' 13" E 900.00'
5	N 17° 18' 13" E 1600.00'
6	N 16° 41' 41" W 1300.00'
7	N 26° 48' 13" E 500.00'
8	N 59° 18' 13" E 1000.00'
9	N 89° 00' 00" E 128.00'
10	S 70° 03' 48" E 179.61'
TOTAL AREA = 3.862 AC.	

FOREST CONSERVATION EASEMENT (AREA 1)	
11	N 81° 07' 31" E 120.00'
12	S 0° 45' 34" E 280.86'
13	S 71° 34' 41" W 125.00'
14	S 35° 53' 32" E 252.83'
15	N 39° 18' 13" E 800.00'
16	N 49° 18' 13" E 900.00'
17	N 17° 18' 13" E 1600.00'
18	N 16° 41' 41" W 2000'
19	N 26° 48' 13" E 2800.00'
20	N 70° 23' 00" E 75.00'
TOTAL AREA = 4.497 AC.	

FOREST CONSERVATION EASEMENT (AREA 2)	
21	N 16° 41' 40" W 91.53'
22	N 26° 48' 13" E 50.00'
23	N 59° 18' 13" E 100.00'
24	N 89° 00' 00" E 128.00'
25	S 70° 03' 48" E 15.00'
26	S 50° 05' 10" W 290.21'
TOTAL AREA = 0.497 AC.	

INDEX

- 1. SLOPES > 25%
- 2. FOREST BUFFER EASEMENT
- 3. WETLAND BOUNDARY
- 4. TREE LINE
- 5. FOREST CONSERVATION EASEMENT 5.242 AC.
- 6. FOREST CONSERVATION EASEMENT SIGN

PLAN TO ACCOMPANY
PETITION FOR SPECIAL HEARING

FISHER PROPERTY
#0 TERESA MARIE COURT
6TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
S.C.A.E. 1" = 50' NOVEMBER 1994
DEED REF: 6597 / 590
COUNCILMANIC DISTRICT 3
NOR SUBDIVISION REF. NO.

9613-SPH
#1
Pet No. #

REVISED MAY 17, 1995



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPLETION ZONING
Adopted by the Baltimore County Council
Oct 15, 1992

Map Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92, 190-92, 191-92, 192-92, 193-92, 194-92, 195-92, 196-92, 197-92, 198-92, 199-92, 200-92

William H. Howard
Chairman, County Council

SCALE
1" = 200'
DATE
OF
PHOTOGRAPHY
1992

LOCATION
SOUTHWEST
OF ROCKDALE

SHEET
NW
34-1